

DRAFT FOR REVIEW ONLY – SUBJECT TO CHANGE

DEVELOPMENT CODE UPDATE PROJECT

LEGISLATIVE AMENDMENTS SUMMARY

PLEASE NOTE: The following is for illustrative purposes only.

TAM #	Current ACC Citation	Summary of Proposed Code Revision	Summary of PCD Comm. Discussion Comments	Summary of PC Recommendation	Summary of PCD Comm. Recommendation	Summary of PW Comm. Recommendation
1	18.12.040.F.1: Main Building Height = 30 feet (R-1 zone)	Proposed for Inclusion in Table 18.06.1 – Residential Development Standards & proposed for increase to 35 feet	TBD	TBC	TBD	TBD

Each text amendment will be referenced with a number to assist reviewers. Staff anticipates breaking down the text amendments by different designations such as “Global” to indicate a new format change or “Chapter” to indicate a chapter change or “Specific Text” to indicate a specific text change.

LEGEND FOR DRAFT TEXT AMENDMENT DOCUMENTS:

Text Type	Explanation
Plain Text	Existing Code Language shown without change to format, location or substance.
<i>Italics Text</i>	Code text that has been moved, or has changed format in some way (i.e., moved from text in a paragraph to text in a table).
Track Changes	Code text that has been changed substantively. <ul style="list-style-type: none"><li>Strike through shows deleted text.</li><li>Underline indicates new text.</li></ul>
<del>Editor's Note:</del>	An explanatory note included by staff for Council review. Editor's notes are not intended to remain with the code and will be deleted prior to Council action.

Title 18 – Phase 1 Residential Zoning Amendments

TAM #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCD Comm. Discussion Comments	Summary of PC Recommendation	Summary of PCD Comm. Recommendation	Summary of PW Comm. Recommendation	
Chapter 18.00, User Guide							
1	None/ACC 18.00	Insert reader-friendly User Guide for Title 18 Zoning Code at new Chapter 18.00	Revise user guide to make it more “reader-friendly”. Similar comment as user guide for Title 17.				
Chapter 18.02, General Provisions							
2	None/18.02.020	Insert “Authority to Adopt Code” language at 18.02.020 as found in general provisions section of other cities’ zoning codes					
3	18.02.020/18.02.030	ReNUMBER to 18.02.030. Under B., minor text changes based on staff feedback. Additional edits were suggested to this section to make purpose statements clearer.					
4	18.02.030/18.02.040	ReNUMBER to 18.02.040. Rename “Applicability” to ensure clarity. Minor text edits. Remove current ACC 18.02.030D to new section ACC 18.02.050 Minimum Requirements with edits					
5	18.02.030D/ 18.02.050	Moved subsection to its own Section and entitled “Minimum Requirements” as noted above.					

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6	18.02.040/18.02.060	<p>Re-number to 18.02.060 and rename “Rules for Administrative interpretations.”</p> <p>18.02.060A: Added additional language similar to that found in other city code for general rules for administrative interpretations and tying that interpretation to purpose statement of specific regulations and comprehensive plan, as appropriate.</p> <p>18.02.060B: more specific criteria on administrative interpretations related to specific land use classifications are contained in the Section of code dealing with those use classifications. Inserting a cross-reference here.</p> <p>18.02.060D: Recommend providing a mechanism for administrative interpretation docket, that is available for public review, and can be incorporated into code when reviewed and approved by the City Council.</p>				
6a	None (previous draft ACC 18.51)/18.02.065	Moved portion of ACC 18.51 that describes method of calculating density to Ch. 18.02.	PCD/PC commented that this section should be retained in Ch. 18.02 and ACC 18.51 provision for density bonuses deleted. Density bonuses already are proposed in ACC 18.25 and ACC 18.49.	Public comment noted that providing credit for critical area buffers for minimum density would make achieving minimum density harder to accomplish. Planning Commission recommended changing method of calculating minimum density to exclude both critical areas and their associated buffers. Buffers still credited for base density.		
7	18.06.010/18.02.070	Moved to General Provisions. This section introduces the zones. Edits update zone names per proposal. Added new subsection C that explains use of the intent statement in guiding interpretation.				
8	18.06.020/18.02.080	Moved provision discussing zoning map from Chapter 18.06 to General Provisions section. Made minor edits to update section.				

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9	18.06.030/18.02.090	Moved Zone boundary interpretation from Chapter 18.06 and made minor edits for clarification. Revised text at end to clarify that when right-of-way is vacated, it takes on the zoning of the parcel(s) that it joins.	PCD/PC comment that there is a need for clarifying how zoning is applied on vacated right-of-way. Revision attempts to clarify that vacated right-of-way takes on zoning of land it joins. This section does not address ownership – but only application of zoning.	Planning Commission recommended inserting the word “property” after the word “adjacent” to clarify sentence.		
10	18.02.050 & 18.02.060/18.02.100 and 18.02.110	Renumbered sections within this chapter based on inserted sections noted above. Made edits to address process more clearly.				
11	None/18.02.120	Developed a new section to try to more clearly outline the rules for understanding and interpreting permitted land use tables being developed as part of code update. Based on methods outlined in other codes and APA literature.				
11a	None/18.02.130	Developed new code section on neighborhood review meetings based on PCD discussion on 4/27/09.	PCD Committee discussed the concept of neighborhood review meetings for certain types of development. PCD directed staff to develop a proposal for hearing draft. Proposal requires applicant to hold a public meeting.			
<b>Chapter 18.04 Definitions</b>						
12	18.04/18.04	Generally, the existing chapter has been updated to add new definitions where terms are undefined, delete definitions not used or proposed for use in code update, and clarify other definitions. Definitions proposed for illustration are noted. In addition, several terms are proposed for definition – but not yet included in this chapter. In update, illustrations are included as noted.				

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13	18.04.018/same	Minor text change to accessory dwelling unit. Deleted provision preventing accessory dwelling unit from being freestanding structure. Added cross-reference to accessory residential uses for clarity (do not include accessory residential uses).	PCD/PC comment to allow accessory dwelling unit to be a separate freestanding unit.			
14	18.04.020/same	Minor text addition. Added cross-references.				
15	New/18.04.021	Added 18.04.021 to define Agricultural Accessory Use. Editor's Note: Proposed new definition to account for "most of agricultural type uses" (ACC 18.08.020B) in current R-R (new R-C) zone. Rest of agricultural type uses from current R-R are covered under animal husbandry. This definition does not address maximum size of or location of stands for sale of produce.	Deleted term. With revision, this term is no longer in existence in Title 18.			
16	New/18.04.022	Added 18.04.022 to define Manufactured home community accessory use currently used in code (ACC 18.20).				
17	New/18.04.023	Added 18.04.023 to define residential accessory use. Uses listed are currently listed as accessory-type uses in residential zones.				
17a	New/18.04.030	Added a definition for adult family home. This use is governed by state law. Definition crafted to follow state law guidance.				
17b	18.04.090/same	Revised alley definition to be consistent with definition contained in City Design and Construction manual.				
17c	18.04.100/same	Revised definition of Amusement device, mechanical so that it allows use of monetary bills and not just coins.	PCD/PC comment to revise definition to allow use of monetary bills for this type of use.			

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18	New/Deleted	<p>Added 18.04.101 to define domestic animal. Editor's Note: proposed definition to address the array of animal types that can be kept for agricultural use in current R-R (new R-C) zone. Does not address the number of animals per acre – which may be appropriate for supplemental standards relating to keeping of animals?</p> <p>Deleted this proposed definition since it is no longer used in revised draft code.</p>				
19	New	<p>Added 18.04.102 to define animal husbandry</p> <p>Deleted this proposed definition since it is no longer used in revised draft code.</p>				
19a	18.04.110/same	Revised definition of apartment to make it clear in comparison to duplex, single-family dwelling, etc.		Planning Commission commented that if "apartment" was used, then condominium should also be defined. Also requested that definition be revised to reflect that "apartments" may be used for rental housing.		
19b	18.04.130/same	Revised definition of automobile service station for clarity.				
19c	New/18.04.175	Added new definition of bed & breakfast based on PC/PCD comment that they wanted to allow use in some way in residential zones.	Comment that they would like to allow B&B as a use in some way in residential zones.			
19d	18.04.180/same	Revised term boardinghouse for consistency with way the use is mentioned in ACC 18.06 and to make distinct from "renting of rooms" – request by PCD/PC.	PCD/PC request to revise definition to distinguish different types of uses.			
20	18.04.200/	Draft illustration added for building height. In this draft illustrations shown on separate page. Will explore incorporation into text.				
20a	18.04.220/deleted	Deleted building official term per staff comment. Contradicts planning director definition.				
21	18.04.260/same	Minor text changes.				

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21.01	New/18.04.265	Proposed new definition of “condominium” based on Planning Commission comment.		Planning Commission commented that if term “apartment” was defined, then “condominium” should also be defined.		
21a	18.04.280	Per PCD/PC comment, explored use of this term and deleted after found that it is not in use in Title 18.	PCD/PC comment question legality of contract rezone and ask if its even used in Title 18.			
22	18.04.290/same	Proposed elimination of last sentence in B. because it is redundant to regulation in new ACC 18.06.020A use table. Minor edits.				
23	18.04.295/same	Minor text changes.				
24	18.04.300/same	Suggest providing a brief definition of density and referencing new density calculation method section in ACC 18.02.065.				
25	None/18.04.301	Add definition of base density at 18.04.301. Base density also considered the maximum density without use of a bonus density.				
26	None/18.04.302	Add definition of bonus density to account for bonus density allowed above the base density in ACC 18.25 or 18.49.				
27	None/18.04.302	Add definition of minimum density at 18.04.302				
28	18.04.320	Suggest removing “District” definition – or altering it to apply to special purpose overlays such as design districts, etc.				
29	18.04.330	Minor text edit to “dwelling” definition.				
30	18.04.340A	Minor text edits. Propose change of term from “one-family dwelling” to “single-family dwelling” to match the terminology in Residential zoning (proposed ACC 18.06)				

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31	N/A	Add definition of “employee quarters” to 18.04.351. Undefined term found in residential zones (R-R zone). As an alternative, may remove this land use if there are no employee quarters in existence.  Based on PCD/PC discussion, deleted this term.	PCD/PC discussion, deleted this term. Existing “employee quarter” only existed in current R-R zone, but no uses are known to exist (for farm-hands, etc.)	Planning Commission noted that this term was still found in ACC 18.04 TOC. Eliminated term from TOC and searched/updated other terms in TOC based on revised ACC 18.04.		
32	None/18.04.372	Add definition of screened fence to 18.04.372				
33	None/18.04.374	Add definition of 100 percent sight-obscuring fence to 18.04.374.				
34	18.04.390/same	Minor edit - change term to “foster care home”				
35	New/18.04.411	Add definition of “golf course” to 18.04.411				
36	New/18.04.412	Add definition of “governmental facilities” to 18.04.412				
36a	18.04.450/same	Minor edits to “guest cottage” to ensure distinct from dwelling unit, etc.				
36b	18.04.452/same	Implemented minor edits suggested by Fire.				
37	New/18.04.466	Add definition of “commercial horse riding” to 18.04.466				
38	18.04.470/same	Clarify that “hospital” in this context does not refer to animal hospitals or veterinary clinics				
39	18.04.480/same	Clarify that “small animal hospital or clinic” does not include hospitals” as defined in 18.04.470				
40	18.04.495	Clarify types of animals which may be considered to be “household pets”. Added text to address PCD/PC comment.	PCD/PC inquired about how exotic animals treated. Suggestion was to add language referring to regulation of King County Title 11 for animal control and exotic animals.			



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40a	New/18.04.496	Added new definition to term “housing rehabilitation” used in ACC 18.49.				
40b	New/18.04.497	Added definition of “impervious surface” and edited based on PCD/PC comment.	Comment to refine definition to address pervious surfaces.	Planning Commission commented that the last two sentences in definition appeared to be standards rather than definition. Recommended deletion.		
40c	New/18.04.498	Added definition of “incidental.”				
40d	New/18.04.499	Added definition of “intensity” to address PCD/PC comment.	Comment that term “intensity” used in intent statements in ACC 18.06 is not intuitive. Please define – possibly use Comp Plan for guidance.			
41	18.04.522/same	Suggested revision to term “Lea Hill area” based on staff feedback.				
41a	18.04.530/same	Edited definition of “Lot” to clarify.				
41b	18.04.540/same	Revised term “lot area” based on staff feedback and to clarify among terms.				
42	18.04.550	Added suggested illustration to help clarify code.				
43	18.04.560	Added draft illustration to help clarify terms.				
44	18.04.570	Added draft illustration to help clarify terms.				
45	18.04.590	Added draft illustration to help clarify terms				
46	18.04.600	Minor text edits and clarifications and to ensure distinction among terms.				
47	18.04.610	Minor text clarifications for consistency with new ACC 18.08				
47a	New/18.04.641	Added new definition of “multi-modal transportation corridor.”				
48	New/18.04.642	Add definition of “municipal park” to 18.04.642				
49	New/18.04.643	Add definition of “museum” to 18.04.643				

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50	New/18.04.644	Add definition of “neighborhood recreation buildings” to 18.04.644				
50a	New/18.04.645	Added new definition of “neighborhood services” being used in ACC 18.49.				
51	18.04.650	Minor text edits				
52	18.04.660	Clarify that “nursing home” does not include group residence facilities.				
52a	New/18.04.692	Added new definition of parking structure – used in ACC 18.49.				
53	New/18.04.691	Add definition of “permitted use” to 18.04.691				
54	18.04.740/same	Add language intended to cover city if it changes name of department in future.				
54a	New/18.04.746	Added new definition of private country club and golf course use currently not defined.				
54b	New/18.04.748	Possible new definition of privately owned and operated parks and playgrounds. Note – this use may no longer be in use.				
55	New/18.04.752	Add definition of “prohibited use” to 18.04.752.				
55a	New/18.04.754	Added definition of “public art” used in ACC 18.49.				
55b	New/18.04.756	Added definition of “public recreational amenity” used in ACC 18.49.				
56	18.04.792	Edits to definition of “religious institutions.” Definition may need further revision, particularly the final sentence. May transfer some content to zoning tables.				
57	New/18.04.794	Add definition of “renting of rooms” to 18.04.794				
58	18.04.805/18.04.804	Recommend further review and revision to this definition as part of Phase 2 work program addressing non-residential uses. Minor edits suggested by staff.				

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58a	New/18.04.805	Added new definition of right-of-way that is consistent with design and construction standard manual per staff comment.				
58b	New/18.04.806 & 807	Added new definition of currently undefined term school uses				
58c	New/18.04.809	Added new term for “senior housing” used in ACC 18.49.				
59	New/18.04.810 through 18.04.820	Added definitions of various setback terms and created draft illustration. Existing term “yard” is transferred to “setback” since that is a more commonly used term and “yard” can be misconstrued as to meaning for development application.				
60	18.04.820	Noted inquiry about final sentence “It shall be restricted...”. Propose addressing revision to definition to sign in phase 2.				
60a	New/18.04.821 & .822	Suggested new definition of ‘site’ and ‘site area.’				
61	New/18.04.824	Add definition of social and service organizations to 18.04.821.				
61a	New/18.04.829	Add definition of “special needs housing” used in ACC 18.49.				
61b	18.04.850/None	Propose deletion of “spot zoning” term no longer used in Title 18. Based on PCD/PC comment.	Comment that this is not legal and why is it in definitions. Request search for term. Not used.			
61c	18.04.880/same	Revised definition of “street, public” consistent with design manual.				
61d	18.04.891	Revised definition of Supportive housing slightly to address gap in time based on staff comment.				
61e	New/18.04.896	Proposed new definition of transmitting tower use.				
62	New/18.04.897	Add definition of unclassified use to 18.04.896.				

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63	New/18.04.901	Add definition of utility substation to 18.04.901. Make sure it does not contradict applicability/exemption language on utilities in ACC 18.02.040E.				
63a	New/18.04.911	Added new definition of West Hill.				
64	18.04.912	Propose moving portions of definition (in subsection G) that act more like regulation to new ACC 18.31. Minor text edits.				
65	18.04.920 through .950	Revise various “yard” definitions to refer to “setback” definitions instead. Globally change from yard to setback in code.				
66	18.04.960	Suggested new “zone” definition based on comments of needing to distinguish zone from district.				
<b>Chapter 18.06 Residential Zones</b>						
67	18.08 – 18.18/18.06	Overall structure: generally transfer intent statements from the 18.xx.010 to 18.06.010; transfer permitted use (18.xx.020) and uses requiring permit (18.xx.030) to new Residential zone use table 18.06.020; and transfer development standards from (18.xx.040) to new development standards table at 18.06.030.				
68	18.08, and global/18.06 and global	Found comment on differences between zone and district. Opted for use of “Zone” in this draft since “District” could refer to an overlay, neighborhood, or other smaller subsets.				
69	None/18.06.010A	Prepared a new general section to outline the introduce intent statements from each residential zone contained in Subsection B.				
70	18.08.010/18.06.010 B1	Transfer intent statement from existing R-R (new RC) zone. Suggested edits for clarity and transferred lifestyle language from Comp Plan to address comment.	Comment to define intensity in ACC 18.04 and to transfer Comp Plan language on lifestyle to this intent statement.			
71	18.10.010/18.06.010 B2	Transfer intent statement from existing RS (new R-1) zone. Suggested edits for clarity.				

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72	18.12.010/18.06.010 B3	Transfer intent statement from existing R-1 (new R-5) zone. Suggested edits for clarity.				
73	18.14.010/18.06.010 B4	Transfer intent statement from existing R-2 (new R-7) zone. Suggested edits for clarity. Revised to delete multi-family language.	Comment that allowing multi-family seemed to contradict use table in 18.06.			
74	18.16.010/18.06.010 B5	Transfer intent statement from existing R-3 (new R-10) zone. Suggested edits for clarity.				
75	None/18.06.010B6	Created new intent statement for new R-16 zone. Try to capture intent of zone transitioning between the lower intensity multi-family and more intense multi-family.				
76	18.18.010/18.06.010 B7	Transfer intent statement from existing R-4 (new R-20) zone. Suggested edits for clarity.				
77	ACC 18.08.020, 18.08.030, 18.10.020, 18.10.030, 18.12.020, 18.12.030, 18.14.020, 18.14.030, 18.16.020, 18.16.030, 18.18.020, 18.18.030	Transferred over Permitted uses from each zone to new Residential Zone Use table in 18.06.020. Substantive edits to the transfer are listed in rows below. Otherwise, uses recommended for transfer with a “P” indicating the use is Permitted as shown in current ACC 18.xx.020 sections. Uses recommended for transfer with a “C” indicate the use may be permitted in zone when a conditional use permit has been issued pursuant to (note new section) 18.64 ACC. Table cells with an “X” in the cell indicates that the use is prohibited within the zone, as currently regulated. Some text formerly associated with uses transferred to Ch. 18.04 Definitions, or Ch. 18.31 Supplemental Development Standards if that seemed to make sense.				
78	None/18.06.020 Accessory dwelling unit	Propose adding accessory dwelling unit to permitted use table. This use is allowed through current Chapter 18.48 (new ACC 18.31). Amendment permits accessory dwelling unit in RC through R-7 (single-family zones), but only allows with an existing single-family dwelling in R-10 through R-20.				

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79	ACC 18.08-18.18/18.06.020 Accessory use, residential	This land use takes the place of most land uses listed in zones in ACC 18.xx.020 starting as “Accessory uses to include residential garage...” Treat this use same as in current zones.				
80	None/18.06.020 Adult Family Home	“Adult Family Home” is currently not specifically called out in Auburn residential zones. Based on staff research, suggest adding through conditional use permit. Regulated through state law.				
81	ACC 18.08-18.10/18.06.020 Agricultural type uses	Transferred agricultural related uses found in existing R-R (new RC) and RS (R-1) zones as regulated. Staff noted need to regulate proximity of livestock to wells, surface waters, etc. In addition, Council comment on why goats and swine excluded. Added footnote on regulation by Department of Health.	Comment on staff note about regulating proximity to wells. This type of thing regulated by County Health Departments.			
81a	New use – bed & breakfast	Based on comment, added B&B use and allow as permitted use in all zones.	Comment that City should allow B&B in residential zones.			
82	ACC 18.14-18.16/18.06.020 Boardinghouses	Staff proposes deletion of boarding house from current R-2 zone (new R-7), and add as conditional use permit in new R-16 and existing R-4 (new R-20).				
83	Civic, social, and fraternal club	All this use through conditional use permit in R-3 (new R-10) where not currently permitted and new R-16 zone.				
84	Commercial horse riding and bridle trails	Staff proposal to remove this use from existing RS (new R-1) zone.				
85	Cottage housing	Newly proposed use deleted in favor of a demonstration ordinance approach per PCD/PC direction.	Comment that cottage housing should be implemented first through demonstration ordinance.			

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86	Duplexes	Overall, adds compliance with infill development standards of ACC 18.25 as factor to consider. Propose allowing duplexes in RS-5 where currently not allowed, and propose allowing as permitted use in RS-7 where currently allowed by Conditional use permit (CUP). Deletes provision that if more than one duplex is proposed in RM-10, that it requires a CUP. Change makes it permitted outright in RM-10. Changes from CUP to prohibited in RM-20 zone.				
87	Home based daycare/family day care	Change name of term “home-based day care” to “Family day care.” Notes state law regulating this use and permits in all residential zones where eligible to provide this type of day care.				
88	Foster care homes	Existing land use – but add as conditional use in all zones where it is currently not allowed.				
89	Group residence facilities	Staff researched this type of use. Cannot regulate based on the populations served by this use. Suggest creating a 2-tier system of regulation based on number of people served (intensity of the use). 6 or fewer would be permitted, while 7 or more would need a conditional use permit in all zones. Should have policy discussion/legal review. Based on distinction made in Renton code.				
90	Guest cottage/Guest house	The guest cottage component of residential accessory uses was split from most rest of list and included separately. Under proposal, a guest house would not be allowed in R-10 through R-20 where it currently is allowed as one of the other residential accessory uses.				
91	Home Occupations	This use not specifically called out now. But allowed under conditions enumerated in ACC 18.60 currently. Proposal lists on table for clarity.				

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92	Keeping of Household pets	Retain current regulations allow up to 6 in RR (new RC) zone, and up to 4 in other residential zones. Corrected error in prohibiting in R-10 through R-20 per comment.	Noted error in not allowing keeping of household pets in R-10 through R-20.			
92a	Employee Quarters	Proposed deletion of employee quarters per comment.	Commented that this use was designed to allow agricultural farm-hand quarters. However, not really used. Suggest deletion.			
93	Mixed Use Development	A new use category is added called mixed-use that allows multiple uses in single structure as is implied by current allowance of office and residences in higher intensity zones. The new use is allowed by conditional use permit in R-10 and permitted in R-16 through R-20. Note added that clarifies that uses allowed in the mixed-use development must be uses allowed within zone, and must comply with permit requirements of the principal use in that zone.				
94	Multiple Family Dwellings	Proposal prohibits multiple family dwellings, even as conditional use, in R-7 zone. Deletes limitation of four multi-family units per structure in R-10 zone.				
94a	Municipal parks	Added as conditional use in RC zone per comment.	Add as Conditional use in RC zone.			
95	Museum	Proposal would prohibit museum in R-7 where currently allowed through conditional use permit; and would allow through conditional use permit in R-20 where not currently allowed.				
96	Neighborhood recreational buildings and facilities	Proposal would allow these facilities as conditional uses in R-10, and would add them as permitted uses in R-20 where currently they are allowed through conditional use.				
97	Nursing home	Existing land use in some zones. The proposal prohibits them in R-7 where currently allowed through conditional use permit.				



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98	Private country clubs and golf courses	Add this use as a conditionally permitted use in the R-7 zone.				
99	Privately owned and operated parks and playgrounds	New use. Proposal allows as permitted in R-16 through R-20, and allows as a conditional use in R-1 through R-10.				
100	Professional office	Use is currently allowed in R-7 through R-20 zones. The proposal clarifies that this use must be part of mixed-use development. Proposal deletes this as conditional use in R-7, prohibiting it there.				
101	Religious Institution	Currently prohibited in RC zone. Proposal adds as a conditional use permit.				
102	Renting of rooms	Add this use as permitted to the R-5 zone and prohibits it (where currently permitted) in the R-10.  In response to comment, changed to permit this use in all zones.	This use should be allowed in all residential zones (limited to 2 or fewer tenants).			
102a	Residential care facilities	Added new residential care facilities to account for a use not currently specified – or at least not completely covered by nursing home.				
103	Single-family residential	Proposal deletes language about conversion of single-family to duplex in the RM-10 zone, and converts from a permitted to a prohibited use in the RM-20 zone.				
104	18.18/-18.06.020 Supportive housing	Proposal adds this use to the RM-16 zone. Supplemental development regulations currently found in ACC 18.18.050C are moved to ACC 18.31.160 in Supplemental Development regulation chapter.				
105	Swimming pool, tennis court and similar outdoor recreation use	New land use category. Some of these uses appear as if they would be accessory residential uses (swimming pool currently listed in many zones, for example), others could be accessory to park. Allows use as permitted in all zones.				

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106	Townhouses	New land use called out, though currently allowed. The proposal allows townhouses in RM-10 through RM-20 where intensity allowed would allow for townhouses.				
107	Transmitting Tower	Use currently prohibited in RS-1 zone. The proposal would allow this use as conditional use permit in RS-1.				
107a	Utilities substation	Clarify use with definition and add footnote to clarify that this is not one of the utilities exempted in ACC 18.02.065.	Comment that they liked idea of regulating city and franchise utilities separately based on staff comment in last draft. Research found that ACC 18.02.065 indicates certain utilities and types of facilities not regulated by zoning. Update based on this info.			
108	Watershed	This use, currently allowed in RC zone. Proposal suggests deletion.				
109	Base and Minimum densities	Transformation of zoning from lot-based system to a density-based system requires densities to be used in development standards. The Proposal measures base density and minimum density as net density per ACC 18.02.065. Most zones propose a density that is the same or slightly less than existing lot-based zones. The exceptions are R-16 which is more intense than existing R-3, and R-20 which is slightly more intense than R-4.		Updated/revised text to clarify minimum density does not include critical area buffers in calculation (see comment on ACC 18.02.065 above).		
110	Minimum average lot area	In several zones, listed minimum lot areas are translated to minimum average lot areas.				
111	Minimum lot area per dwelling unit.	This measure is currently used in R-2 through R-4 ones. The proposal would delete this as a development standard.				
112	Minimum lot area	The proposal reduces the minimum lot area in all zones it is included (R-7 through R-20), while retaining the existing minimum lot area number for average minimum lot area, as noted above. This provides more flexibility in development.				

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113	Minimum Lot Width	Minimum lot width is reduced in the R-5 through R-20 zones. R-5 goes from 75 ft to 50 ft.; R-7 and R-10 reduces from 60 to 40 ft. The R-16 would be reduced from 60 ft (R-3) to 20-35 ft; and the R-20 reduced from 50 to 20-35 ft.				
114	Minimum Lot Depth	Proposal deletes minimum lot depth. This standard found to be limiting to development in achieving density and making efficient use of land.				
115	Front setback	Proposal reduces front setbacks in R-5 through R-20 zones. Change from 25 ft to 10 ft in R-5; 20 ft to 10 ft in R-7 through R-20. Noted added for all street setbacks requiring buildings to stay out of intersection sight distance triangle.				
116	Garage setback	Add as a policy issue. Most zones allow 20 ft from garage to street.				
116a	Setback for barns, stables, coops, etc.	Retained agricultural accessory structure setbacks for RC zone as currently allowed, per comment.	Comment that these setbacks were left out of new table. Please add in.			
117	Rear setback	Proposal reduces rear setbacks as follows: 25 ft to 20 ft in R-5 through R-20 zones. Noted added for all street setbacks requiring buildings to stay out of intersection sight distance triangle.				
117a	Rear setback for detached accessory structure	Added rear accessory structure as shown in existing code.				
118	Maximum lot coverage	This standard – which is more akin to building coverage rather than impervious surface coverage, is increased in the R-5 through R-20 zones as follows: increase from 35% to 40% in R-5; increase from 35% to 50% in R-7; increase from 40% to 60% in R-10 and to 70% in R-16; and increase from 55% to 70% in R-20.	Comment – existing 35% is too high in RC zone. Revision reduces to 25%			
119	Maximum Impervious surface coverage	Adds new development standard. This is becoming more common in other jurisdictions.	Comment – proposed 35% is too high in RC zone. Revision reduces to 25%/			

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120	Maximum building height and maximum accessory building height.	Proposal deletes maximum accessory building height found in R-5 through R-10 zones. Proposal increase maximum building height as follows: 30 ft to 35 ft in R-5 through R-7; from 30 ft to 45 ft in R-10 and R-16; and 35 ft to 50 ft in R-20.				
121	Landscaping standards	Proposal adds three landscaping standards to the zones, similar to what is found in existing zoning – but shown in more detail in the permitted use table.				
<b>Chapter 18.08 Residential Manufactured Home Community (R-MHC)</b>						
122	Chapter 18.20/Chapter 18.08	Renumbered Chapter 18.08 and renamed from Residential Manufactured Home Park District to Manufactured/Mobile Home Community Zone per staff comment. Transfer supplemental development standards to new ACC 18.31. Delete sections that do not seem to comply with state law. Change from “park” to “community” global.				
123	18.20.010/18.08.010	Renumbered 18.08.010. Minor text edits to intent of zone.				
124	18.20.020 & 18.20.030/18.08.020	Combined permitted and conditionally permitted uses into 18.08.020 (Manufactured / Mobile Home Community Zone Uses). Translated allowed uses over with minor changes. Manufactured/Mobile home community accessory use collects a number of accessory uses in one, which is defined in 18.04. Noted policy on how the new permitted use table would treat mobile homes as opposed to manufactured homes.				
125	18.20.040/18.08.030	Renumbered 18.08.030 with edits. Tables created. Mostly translated development standards straight over from 18.20.040 to new table. Made new table parallel to development standards table in ACC 18.06. Added densities, minimum lot width and minimum average lot width. Based on existing lot sizes found in existing developments, made these standards similar to the R-10.	Comment/question about minimum size of lots and community (park). Sizes seemed too large. Please research and revise as appropriate.			

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126	18.20.050/18.08.040	Supplemental development standards for manufactured/mobile home community are renumbered moved to ACC 18.31.190 with edits. See ACC 18.31 section below.				
128	18.20.050/18.08.040 F	Access standards. City staff commented on need for more detail/better definition of these existing access standards.				
129	18.20.060 – 18.08.050	Suggest deletion of special rezone standards for manufactured home communities. Does not appear to be a reason to have separate rezone process for this zone apart from other zones.				
<b>Chapter 18.25 Infill Residential Development Standards</b>						
130	None/18.25	Develop a new chapter that address development standards for infill and methods of making infill development compatible with surroundings.				
130a	None/18.25.020	Based on comment, revised applicability criteria to allow only 1-2 additional dwelling units in single-family zones. Comment minimum acreage was too high is addressed by reducing minimum acreage to 1 acre for multi-family zones.	Commented that the acreage in applicability seemed too high. Direction that infill should only allow a small number of additional units in single-family areas.			
130b	None/18.25.040C2	Based on comment, revised to allow a smaller (5 ft.) height increase in order to allow pitches and other features required in design guidance in Subsection D.	Comment that 9 feet of additional height seems too high.			
130c	None/18.25.040D3	Based on comment revised this section to require an additional upper story setback above the 2 <sup>nd</sup> story when a side setback abuts a single-story building in order to enhance compatibility.	Comment that current draft height compatibility does not make sense and may not result in infill the city wants.			
130d	None/18.25.050D5	Based on comment revised minimum depth of bays or recesses to 18 inches, consistent with projections allowed in setbacks.	Comment that bays and recess regulations for horizontal façade modulation should be consistent with projections allowed into setbacks.			

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<b>Chapter 18.31 Supplementary Regulations For Specific Uses</b>						
131	ACC 18.48/ACC 18.31	Renumbered 18.31				
132	18.48.010/18.31.010	Renumber 18.31.010. Minor text edits for consistency and to remove redundancy.				
133	18.48.010(2)/None	Delete to comply with applicable state law.				
134	18.48.020/18.31.020	Renumber 18.31.020. Minor text edits and revisions. Recommend that this entire section be moved to new Landscaping and Screening chapter (new chapter 18.26) as part of phase 2.				
135	18.48.020B(1)a/___	Recommend removal of the definition of this sight distance triangle in favor of reference to sight distance triangle defined in City of Auburn Engineering Design Standards Manual and/or moving to site planning requirements as part of Phase 2 effort. Another alternative would be to define sight distance triangle in ACC 18.04, ensuring consistency with definition in the design standard review being conducted simultaneous to this code update.				
136	18.48.020B(1)b/18.31.020B(1)a	Renumber to 18.31.020B(1)a. Reference to engineering design standards. Revision intended to clarify that these are the Public Works Department's engineering design standards manual.				
136a	18.48.020E1/18.31.020E1	Revise prohibition on obstructions to account for minimum clearance requirements and to reference design manual.				
137	18.48.030/18.31.030	Renumber to 18.31.030.				
138	18.48.040/18.31.040	Renumber to 18.31.040. Minor text edits to clarify language.				
139	ACC 18.48.050/18.31.050	Renumber to 18.31.050. Minor text edits. May want to add manufactured home to title to ensure it's clear that is what is being regulated.				

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140	ACC 18.48.060/18.31.060	Renumber to 18.31.060. Minor text edits and changes to references.				
141	ACC 18.48.070/18.31.070	Renumber to 18.31.070. Minor text and reference edits.  Suggest revision to delete the provision that allows for a smaller side setback (as low as 3 feet in current code).	Comment that a minimum 3 ft side setback may be too small. Concern about building separation and the need for 10 feet between buildings.			
142	ACC 18.48.080/18.31.080	Renumber to 18.31.080.				
143	ACC 18.48.090/18.31.090	Renumber to 18.31.090. Update cross-reference to finding of fact req's in phase 2.				
144	ACC 18.48.100/18.31.100	Renumber to 18.31.100. Incorporate 1-D facilities into residential zones, as currently regulated by this section. Minor text edits. Will update cross-reference to landscaping standards and incorporate other uses into zoning use tables in phase 2.	Comment that this was a confusing regulation. Request to simplify, if possible, - and/or incorporate into zoning use tables.			
145	N/A/18.31.102	Add ACC 18.31.102. Siting of Microcells. Siting criteria moved from ACC 18.04.912				
146	ACC 18.48.110/18.31.110	Propose moving wetland mitigation standards formerly found in ACC 18.48 to ACC 16.10 critical areas regulations.				
147	ACC 18.48.120/18.31.120	Renumber to 18.31.120. Minor text edits.				
148	ACC 18.48.130/17.10.120	Renumber to 17.10.120. Minor text edits. Update cross-references.				
149	ACC 18.48.140/18.31.140	Renumber to 18.31.140. Minor text edits. Update cross-references.				
150	ACC 18.48.150/18.31.150	Renumber to 18.31.150. Minor edits to cross-references needed.				

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151	ACC 18.08.050C/18.31.160	Renumber to 18.31.160. Minor text edits. 18.31.160A(2) includes changed language per September 23, 2008 City of Auburn administrative interpretation by Cindy Baker.  18.31.160A(9): changed reference from R-4 zone to RM-16 zone.				
152	NONE/18.31.170	Deleted ACC 18.31.170 Cottage Housing Development Standards from proposal.	Suggested deleting from this current draft. Suggested implementing through a demonstration ordinance to ensure that Council gets the type of cottage product it wants.			
153	ACC 18.58.010, 18.58.020, 18.58.030, 18.58.040, 18.58.050, 18.58.060, 18.58.070, 18.58.080, 18.58.090, 18.58.100, 18.58.110, 18.58.120, /18.31.180	Renumber to 18.31.180(A-L). Minor text edits.				
(127) 153a	18.20.050/18.08.040	Edits made to supplemental street standards based on city staff comment. Mainly make reference to City's Design and Construction standards and deletes separate reference to public streets (not needed). Also clarifies existing vague language about when additional access would be required. Propose deletion of subsection H. language regulating RV's – may not be in compliance with new law to go into effect July 2009.				



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153b	New/18.31.200	Based on comment at 4/27 PCD Committee meeting, add proposed new multi-family and mixed-use design standards and procedures.	PCD/PC expressed an interest in administrative design for mixed-use and multi-family development.	Planning Commission recommended amendment to Section L to specify that director must support determination with written findings for applicable conditions – since not all conditions apply in all circumstances. Based on public comment.		
<b>Chapter 18.49 Flexible Development</b>						
154	None/ACC18.49	Insert Flexible Development Alternatives at new Chapter 18.49. This chapter describes minimum development standards, eligibility criteria, and flexible development standards for residential, and mixed-use development. Commercial/industrial to be added in Phase 2.				
154a	None/18.49.010		Clarify the concept of public benefit (benefit to who) in this intent statement.			
154b			Minimum requirements for residential allows too large of a parcel size. Suggests reducing from 20 to 10 acres.			
154c	New/18.49.030C2b (and equivalent for mixed-use)	Reviewed and revised to try to clarify this provision.	Clarify/revise eligibility criteria that requires project not contain fences, walls, or other barriers to bicycle travel.			
154d	New/18.49.050A5	Revised per comment.	Change density bonus to 135% (down from 150%) for achieving 100 points in eligibility criteria. However, for those projects that earn a minimum of 150 eligibility points, 150% bonus density is allowed.			

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154d.01	New/18.49.050B1	Deleted open space density bonus (110%) as inconsistent with general 135% density bonus allowed through flexible development. (for residential flexible development)		Recommend deletion as inconsistent with overall 135% density bonus provision.		
154e	New/18.49.060A3	Revised language to require applicant to provide data if seeking alternative engineering standards.	Clarify that in order for applicant to get alternative engineering standards, the applicant must provide the data that allows city engineer to make an appropriate determination.			
154e.01	New/18.49.060B1	Deleted open space density bonus (110%) as inconsistent with general 135% density bonus allowed through flexible development. (for mixed-use flexible development)		Recommend deletion as inconsistent with overall 135% density bonus provision.		
154f	New/18.49.080	Revised to include language about consistency and allowing city engineer to make determination.	Make sure procedures state that consistency is maintained with engineering and design standards.			
Chapter 18.51 Density Recognition						
155a	None/18.51	Create a new chapter to address how to measure density (gross, net, what do deduct for net, etc.). The chapter also includes provisions for bonus residential density (residential density incentives). Note: need to maintain consistent density terminology and ensure that definitions in 18.04 match methods here. Propose minimum, base (instead of maximum), and bonus density.  - Deleted based on comment -	PCD/PC feedback was to delete the residential density provisions and move the portion of this chapter addressing how density is calculated to Chapter 18.02, General provisions. Chapter is deleted.			